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8 FULTHORPE GROVE
WYNYARD | TS22 5QZ

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This stunning family home, built by Bryant Homes to their distinguished 'President' design, occupies a prominent corner position in a sought-after area of Wynyard. Its attractive façade, featuring elegant rooflines and twin dormer windows, exudes timeless charm.

Upon entering, you are greeted by a wide and inviting hallway, beautifully finished with Kardean flooring, setting the tone for the rest of the home. The dual-aspect lounge is a standout feature, boasting a large bay window, French doors leading to the rear garden, and an impressive brick inglenook fireplace as its centrepiece. Two additional reception rooms provide versatile spaces, currently utilised as a study and a formal dining room. The breakfasting kitchen, complete with a range of built-in appliances, is both stylish and functional, complemented by a utility room and a convenient cloakroom/WC on the ground floor.

Upstairs, the master bedroom impresses with its generous proportions, a dedicated dressing area, and en-suite facilities. A second bedroom also benefits from an en-suite, while the remaining three bedrooms share a beautifully appointed family bathroom, featuring a freestanding tub and travertine-tiled walls for a touch of luxury.

Outside, the property boasts extensive gardens to the front, side, and rear, predominantly laid to lawn with established hedging and shrubbery providing privacy and easy maintenance. A large block-paved driveway offers ample parking and leads to a detached double garage.

Ideally located in a popular area of Wynyard, the property is within walking distance of the prestigious Wynyard Golf Club and its renowned restaurant, offering an enviable lifestyle in a picturesque setting.











AGENTS NOTES:

- * All mains services
- * Freehold
- * Local authority: Stockton on Tees
- * Council Tax Band: G Annual Price: £3,921
- * Flood Risk : No Risk
- * Basic 15 Mbp Ultrafast 1000 Mbp

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

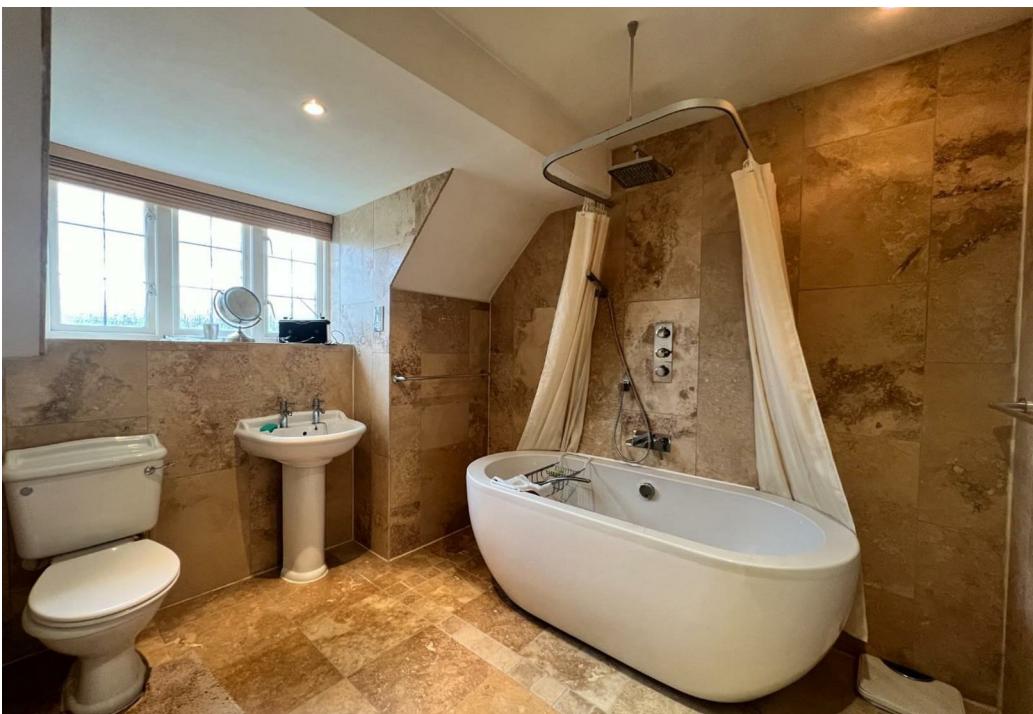
The property is subject to an annual community charge of £525.00 including VAT to cover security services and the maintenance of Wynyard public open spaces.

LOCATION:

Firmly established as one of the North East's most exclusive addresses, Wynyard offers all the attributes of rural life with the benefit of easy access to urban centres. Set in attractive countryside, it offers tranquillity and a real getaway within a thriving, private community. At the heart of Wynyard is a traditional village centre with a pub, restaurant, store and scenic duck pond all surrounded by mature trees and beautiful landscaping. Miles of walking trails and bridleways can be found around the village, together with championship golf courses make it the perfect location for enjoying the outdoors. The breathtaking North York Moors and Cleveland Hills are just a short drive away and easy access is provided by the A19 to the region's urban centres including Middlesbrough, Durham and Sunderland.

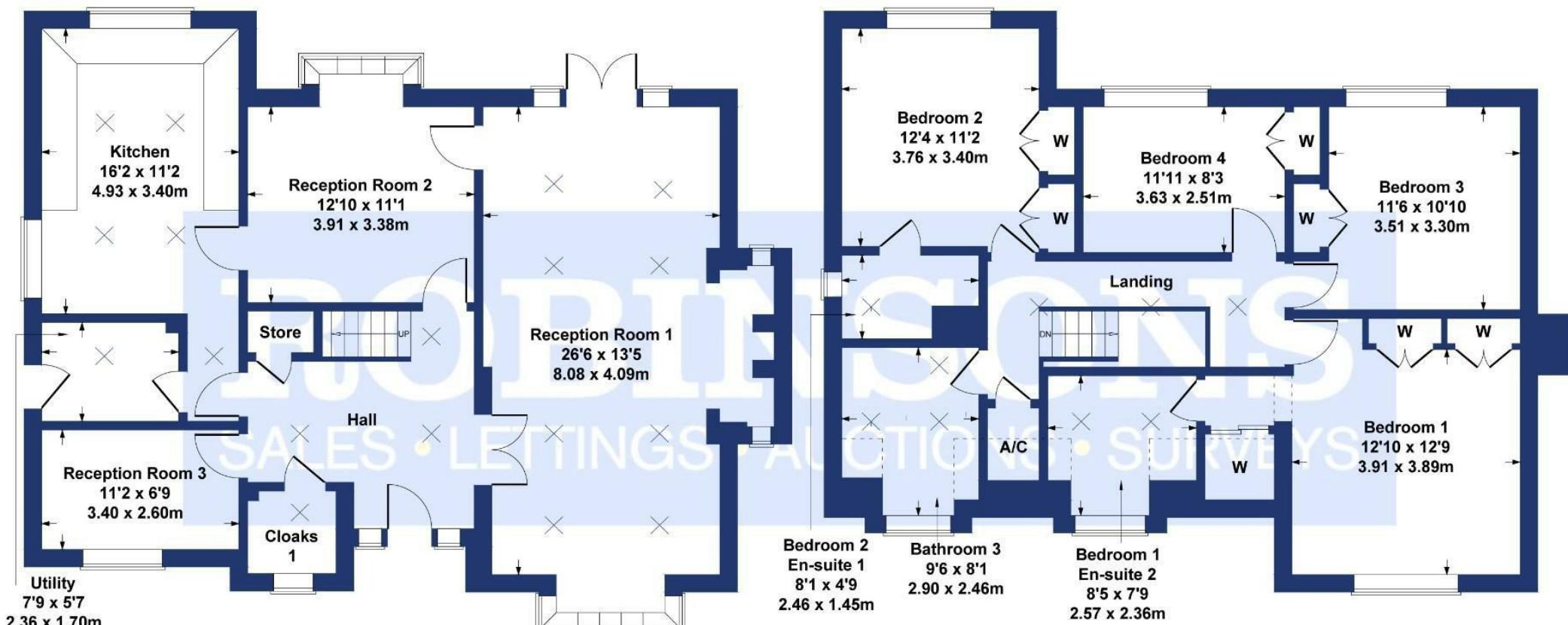
VIEWINGS:

Via: Robinsons Regency & Rural Wynyard
Tel: 01740 645444
Email: info@robinsonswynyard.co.uk



Fulthorpe Grove

Approximate Gross Internal Area
2033 sq ft - 189 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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